

of valuable, improved real estate, located on the south side of Mountainville Road in the Jefferson Election District, Frederick County, Maryland, and on the north side of the county road leading from Bartonsville to Pearl in the New Market Election District, Frederick County, Maryland.

By virtue of the power and authority contained in a certain mortgage from William R. Weedon and Catherine C. Weedon, his wife, and Charles Sappington and Catherine Sappington, his wife, dated January 13, 1967 and recorded in Liber 759, folio 720, one of the Land Records of Frederick County, Maryland the undersigned Assignee will offer for sale at the Court House door, Frederick, Maryland, on Wednesday, July 21, 1976 at 11:00 A.M. all the land described in said mortgage together with the improvements thereon to wit:

PARCEL NO. 1: The following described lot, part of a lot or parcel of land situate, lying and being in Frederick County, State of Maryland, described as follows: The property hereby intended to be conveyed being a part of the property heretofore conveyed to George Thomas of H by William Gittings by deed dated April 3, 1845, and recorded in Liber W.B.T. No. 1, folio 122, one of the Land Records of Frederick County, as by reference thereto will appear, and beginning for the same at the end of 44.3 perches on the 2nd or south 11° east 55 perches line described in the aforementioned deed, and running by and with the north line of the land conveyed to S. Franklin Thomas by George Thomas of H, by deed dated July 19, 1879, and recorded in Liber T.G. No. 12, folio 160, one of the Land Records of Frederick County, as by reference thereto will appear, north 67° west 16.5 perches; thence north 25¼° east 22 perches, thence south 12½° east 27.5 perches to the beginning, containing one acre and thirty square perches of land, more or less.

BEING all and the same real estate which was conveyed until William R. Weedon and Catherine E. Weedon, his wife, by Deed of Exchange by and between Richard T. Weedon and Mildred Weedon, his wife, and William R. Weedon and Catherine E. Weedon, his wife, dated December 9, 1966, and recorded among the Land Records of Frederick County, Maryland, in Liber 758, folio 641.

The improvements on the said Parcel No. 1 consist of a split level dwelling containing nine rooms, one and one-half baths and oil forced air heating system.

PARCEL NO. 2: All that lot or parcel of land situate on the north side of the County Road between Bartonsville to Pearl in New Market District, Frederick County, State of Maryland, and more particularly described as follows:

BEGINNING at a point on the north margin of said road, said point being also the southeast corner of the lot heretofore conveyed by Sharetts A. Oland et ux to Charles Sappington et ux by deed dated February 11, 1950, and recorded among the Land Records of Frederick County, Maryland, and running thence by and with the easterly line of said lot in a northerly direction 200 feet; thence in an easterly direction and parallel with the northern margin of said road ten (10) feet; thence in an southerly direction and parallel with the said first line hereof 200 feet; thence by and with the northern margin of said road 10 feet to the place of beginning.

BEING all and the same real estate which was conveyed unto Charles Sappington and Catherine Sappington, his wife, by Sharetts A. Oland and Laura D. Oland, his wife, by deed dated July 12, 1950, and recorded in Liber No. 487, folio 50, one of the Land Records of Frederick County, Maryland.

PARCEL NO. 3: All that lot or parcel of land situate on the North side of the County Road leading from Bartonsville to Pearl in New Market District, Frederick County, State of Maryland, and more particularly described as follows:

Beginning at a point on the North margin of said Road said point being also the Southeast corner of the lot heretofore conveyed by Sharetts E. Oland et ux to William B. Hill et ux by deed dated May 2, 1945, and recorded in Liber 446, folio 596, one of the Land Records of Frederick County, Maryland, running thence by and with the Easterly line of said lot in a Northerly direction 200 feet, thence in an Easterly direction and parallel with the Northern margin of said Road 50 feet thence in a Southerly direction and parallel with the first line hereto 200 feet, thence by and with the Northern margin of said Road 50 feet to the place of beginning.

BILLING all and the same real estate which was conveyed unto Charles Sappington and Catherine Sappington, his wife, by Sharetts E. Oland and Laura D. Oland, his wife, by deed dated February 11, 1950, and recorded in Liber No. 487, folio 51, one of the Land Records of Frederick County, Maryland.

The improvements on the said Parcels 2 and 3 consist of a one and one-half story brick dwelling containing nine rooms, one bath and oil baseboard heating system.

TERMS OF SALE: A deposit of 10% of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. The aforesaid parcels shall be sold separately until the mortgage indebtedness has been satisfied starting with Parcel 1 and then parcels 2 and 3. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers; all state and county real estate taxes and other public charges will be adjusted at the time of sale.

HOWARD R. STEPLER, JR., Assigned

MARY ANN STEPLER of
STEEPLE & STEPLER
18 West Church Street
Frederick, Maryland 21701

Attorney
JAMES P. BOYCE, Auctioneer

I do (~~does~~) hereby acknowledge
that I have (~~has~~) purchased the
real estate described as Parcel No. 1
in the advertisement attached hereto, at
and for the sum of Twenty One Thousand

Dollars (\$ 21,000.00), the sum of Two
 Thousand One Hundred-----

-----Dollars (\$2,100.00) having
been paid this date and the balance of
Eighteen Thousand Nine Hundred-----

-----Dollars
(\$18,900.00) being due and payable at

the time of final settlement; and I
do (~~does~~) further covenant and agree
that I will comply with the terms of
sale as expressed in the advertisement
attached hereto.

WITNESS my hand(x) and seal(x) this
21st day of July, 1976.

Margaret H. Brown (SEAL)
Margaret H. Brown

(SEAL)

Purchaser

WITNESS: Auctioneer

Emmert R. Bowlus

James T. Bowen.

STEPLER AND STEPLER
ATTORNEYS AT LAW
18 WEST CONNOR STREET
FREDERICK, MD. 21701
TELEPHONE 662-6304

August 26/1976